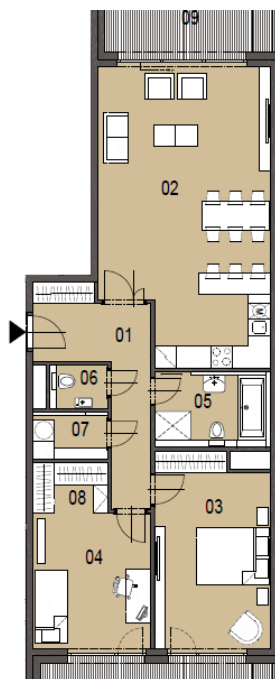




Apartment Two-bedroom (3+kk)

93 m², Praha 7, Holešovice

Sold



| NÁZEV MÍSTNOSTÍ NAME OF ROOMS | PLOCHA m ² AREA m ² |
|---|--|
| 01 hala hall | 11,3 |
| 02 obývací pokoj, kuchyně living room, kitchen | 38,0 |
| 03 pokoj room | 17,1 |
| 04 pokoj room | 12,6 |
| 05 koupelna +WC bathroom + toilet | 6,0 |
| 06 WC toilet | 2,0 |
| 07 komora lumber room | 2,5 |
| 08 šatna dressing room | 2,9 |
| MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS | 92,4 |
| PODLAHOVÁ PLOCHA GROSS FLOOR AREA | 97,1 |
| 09 balkon balcony | 11,5 |
| 10 balkon balcony | 9,6 |
| PLOCHA CELKEM TOTAL AREA | 113,5 |



Apartment Two-bedroom (3+kk)

Sold93 m², Praha 7, Holešovice

| | |
|------------------|------------------------------------|
| Total area | 114 m ² |
| Floor area* | 93 m ² |
| Terrace | 21 m ² |
| Parking | Garage parking space at extra cost |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 24900 |

* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

This attractive apartment with 2 terraces and views of the river lined with mature trees, is part of a newly emerging residential project in a dynamically developing area of Holešovice, Prague 7. Quality-equipped, modern apartments with an ideal orientation to the east and west will offer comfortable living near the city center, with excellent transport accessibility and a wide selection of cultural, social and sports activities. Completion is scheduled for spring 2018.

The layout of this apartment on the 4th floor includes a living room with preparation for the kitchen, dining area and access to the terrace, 2 bedrooms sharing a second terrace, bathroom with bathtub, shower and toilet, separate toilet, utility room and hallway.

High-standard equipment will include **triple-layer Magnum oak floors**, Technoart or Impronta large format tiles, **Hanák interior doors with concealed hinges and magnetic locks**, windows with triple glass and outdoor electrically controlled blinds, Hansgrohe, Laufen, Hüppe and Riho bathroom sanitary ware and fittings, preparation for air-conditioning and smart home system. A cellar has to be purchased at extra cost; possibility to purchase also a **parking space in a guarded underground garage**. The complex will also offer a private landscaped park, fitness facilities with river views and representative social premises suitable for celebrations, BBQs and other events. The high level of security will be complete with a guarded central entrance to the building, concierge service, 24/7 security and CCTV system.

In the vicinity of the project you can find full services and amenities - kindergartens, schools, several cafes and restaurants, shops, a fitness center, golf course and other opportunities for relaxation and for active recreation. 3-minute walk away from a tram stop providing direct connections to the nearby Vltavská and Palmovka metro stations, and to the center.

The project includes 1 to 6-bedroom units on various floors. For more information and a list of units available, please contact our office. Interior 92.4 m², terraces 11.5 + 9.6 m².